106.0	0003	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,000 / 904,000
					USE VALUE:	904,000 / 904,000
					ASSESSED:	904,000 / 904,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG JEFFREY CHI-FANG	
Owner 2:	KEEFE ERIN	
Owner 3:		
Street 1:	5 FOX MEADOW LN	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MCCOY CHERYL J/ TRUSTEE -
Owner 2:	CHARLOTTE M NELSON IRREVOCABLE -
Street 1:	5 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,590 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 3116 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7590.000	445,000	5,600	453,400	904,000
Total Card	0.174	445,000	5,600	453,400	904,000
Total Parcel	0.174	445,000	5,600	453,400	904,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.12 | /Parcel: 290.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,000	5600	7,590.	453,400	904,000	904,000	Year End Roll	12/18/2019
2019	101	FV	255,700	5600	7,590.	453,400	714,700	714,700	Year End Roll	1/3/2019
2018	101	FV	255,700	5600	7,590.	388,600	649,900	649,900	Year End Roll	12/20/2017
2017	101	FV	255,700	5600	7,590.	362,700	624,000	624,000	Year End Roll	1/3/2017
2016	101	FV	255,700	5600	7,590.	310,900	572,200	572,200	Year End	1/4/2016
2015	101	FV	245,300	5600	7,590.	278,500	529,400	529,400	Year End Roll	12/11/2014
2014	101	FV	245,300	5600	7,590.	257,800	508,700	508,700	Year End Roll	12/16/2013
2013	101	FV	245,300	5600	7,590.	245,800	496,700	496,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8374

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCOY CHERYL J/	1544-96	1	5/29/2019		1,050,000	No	No		
NELSON CHARLOTT	1411-137		2/10/2012	Convenience	1	No	No		
NELSON CHARLOTT	1411-136		2/10/2012	Convenience	1	No	No		
NELSON WESLEY/E	1166-142		1/6/1997	Family	1	No	No		Wesley C Nelson dod 8/10/2011

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2016	1368	Re-Roof	9,785	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2019	Meas/Inspect	DGM	D Mann
9/14/2018	MEAS&NOTICE	BS	Barbara S
2/18/2009	Meas/Inspect	372	PATRIOT
1/20/2000	Inspected	263	PATRIOT
10/28/1999	Entry Denied	243	PATRIOT
8/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7590		Sq. Ft.	Site		0	70.	0.85	4									453,390						453,400	

Total AC/HA: 0.17424 | Total SF/SM: 7590 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 453,390 | Spl Credit | Total: 453,400

PRINT

Date	Time
12/10/20	22:57:02

LAST REV

Date	Time
08/08/19	09:42:26

danam

User Acct: 67956

GIS Ref:

GIS Ref:

Insp Date: 04/01/19

!8374!

USER DEFINED

Prior Id # 1:	67956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15239239
Const Adj.:	1.00289965
Adj $ / SQ:	156.024
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	546744
Depreciation:	101694
Depreciated Total:	445049

COMMENTS

kitchenette in bsmnt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

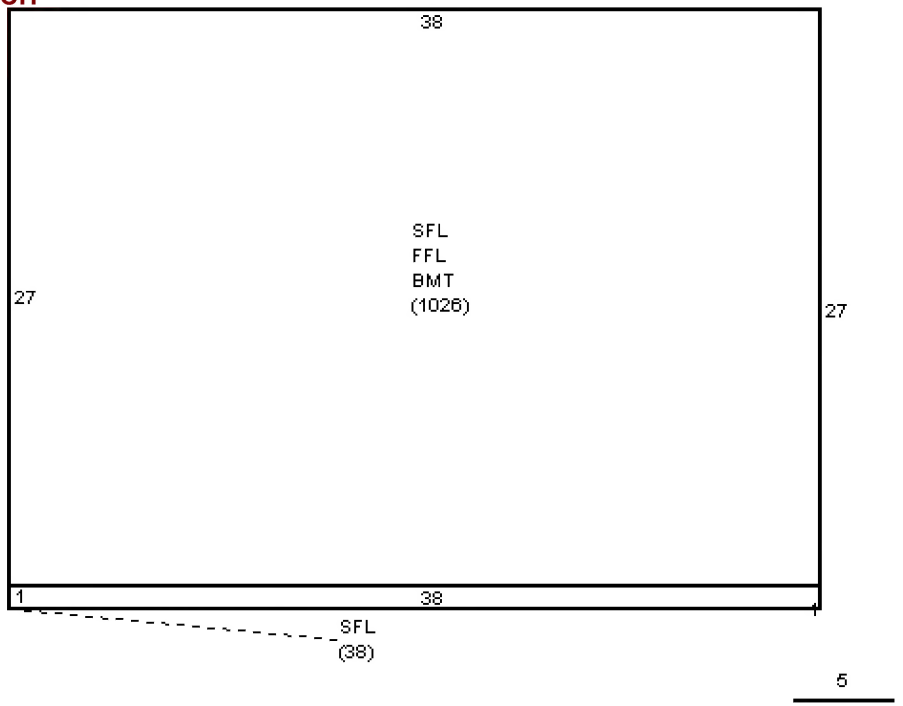
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.02
Special Features:	0	Val/Su Net:	142.81
Final Total:	445000	Val/Su SzAd	212.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,064	156.020	166,010
BMT	Basement	1,026	102.980	105,653
FFL	First Floor	1,026	156.020	160,081

Net Sketched Area:	3,116	Total:	431,744
Size Ad	2090	Gross Are	3116	FinArea	3116
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X25	A	AV	1960	20.56	T	40	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

IMAGE

AssessPro Patriot Properties, Inc